102.0	0005	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,600 / 663,600
					USE VALUE:	663,600 / 663,600
					ASSESSED:	663,600 / 663,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		TERESA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UTHAMA ASHISH
Owner 2:	ACHUTHA SHRUTHI
Owner 3:	
Street 1:	16 TERESA CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LONERGAN MARY B -
Owner 2:	-
Street 1:	16 TERESA CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7461.000	212,900		450,700	663,600
Total Card	0.171	212,900		450,700	663,600
Total Parcel	0.171	212,900		450,700	663,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.72 /Parcel: 400.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66127

GIS Ref

GIS Ref

Insp Date 10/29/18

!8189!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	212,900	0	7,461.	450,700	663,600		Year end	12/23/2021
2021	101	FV	205,600	0	7,461.	450,700	656,300		Year End Roll	12/10/2020
2020	101	FV	205,600	0	7,461.	450,700	656,300	656,300	Year End Roll	12/18/2019
2019	101	FV	187,100	0	7,461.	457,100	644,200	644,200	Year End Roll	1/3/2019
2018	101	FV	187,100	0	7,461.	341,200	528,300	528,300	Year End Roll	12/20/2017
2017	101	FV	187,100	0	7,461.	309,000	496,100	496,100	Year End Roll	1/3/2017
2016	101	FV	187,100	0	7,461.	296,200	483,300	483,300	Year End	1/4/2016
2015	101	FV	186,200	0	7,461.	251,100	437,300	437,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:53:27

LAST REV

Date	Time
09/09/19	08:53:39
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8189

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LONERGAN MARY B	60105-494		9/27/2012		420,000	No	No		
LONERGAN JOSEPH	54131-593		1/12/2010	Family	1	No	No		
	11728-723		8/25/1969		30,500	No	No		N

USER DEFINED

Prior Id # 1:	66127
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	521	Redo Kit	11,000					
7/18/2013	1097	Redo Bat	18,587	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
6/19/2014	Info Fm Prmt	PC	PHIL C
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
12/30/2008	Meas/Inspect	294	PATRIOT
10/22/1999	Meas/Inspect	264	PATRIOT
8/15/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7461		Sq. Ft.	Site		0	70.	0.86	5									450,682						450,700	

Total AC/HA:	0.17128	Total SF/SM:	7461	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	450,682	Spl Credit		Total:	450,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00150001
Adj $ / SQ:	135.203
Other Features:	89082
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289207
Depreciation:	76351
Depreciated Total:	212856

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

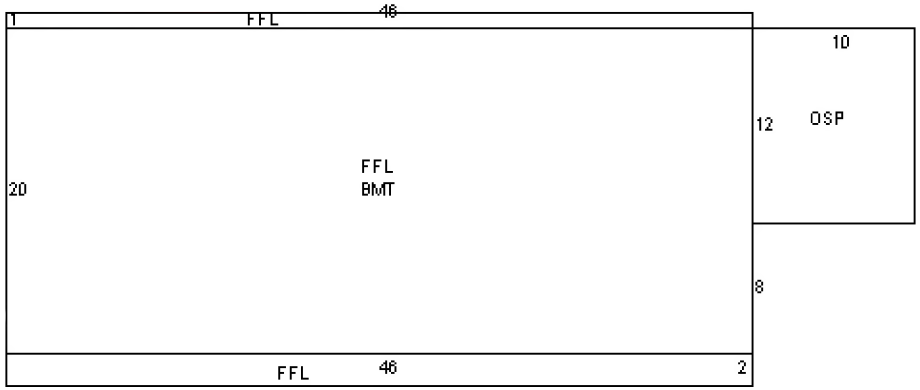
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	135.20
Special Features:	0	Val/Su Net:	101.48
Final Total:	212900	Val/Su SzAd	201.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,058	135.200	143,044
BMT	Basement	920	57.700	53,082
OSP	Screen Porch	120	33.320	3,999

Net Sketched Area:	2,098			Total:	200,125
Size Ad	1058	Gross Area	2098	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 102.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1979	0.00	T	32	101						
2	Frame Shed	D	Y	1	8X8	A	AV	1984	0.00	T	28	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	